

WEST/EAST SUBCOMMITTEE MINUTES  
RAMONA COMMUNITY PLANNING GROUP  
15873 HWY 67, RAMONA, CA 92065  
RAMONA COMMUNITY CENTER  
434 AQUA LANE, RAMONA  
OCTOBER 29, 2008, 7:00 P.M.

m/o 11/17  
**RECEIVED**  
NOV 17 2008

San Diego County  
DEPT. OF PLANNING & LAND USE

1. CALL TO ORDER
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership

Members present: Kristi Mansolf, Chair; George Boggs, Richard Jarrett, Jeff Lachine, Kareen Madden, Beverly Maes (arr. 8:15); Vivian Osborn, Luauna Stines (arr. 8:15)

Absent: Carolyn Dorroh, Charlotte Hambly

Guests: Dave Mounier, Pete Aardema, Norm Kirk

3. ANNOUNCEMENTS – None
4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None

Action Items:

5. AD 08-052, 15777 Paseo Penasco. Aardema, Owner. 14.2 Acres.  
Garage for a Motor Home & 2 Cars for a Total of 956 sq. ft. Existing Barn is 2400, Putting the Project 356 sq. ft. over the Allowance without An Administrative Permit

Mr. Aardema present the project. He lost his house during the 2007 fires. His old garage was 600 feet. He wants a garage to put his motor home in. He has a barn that is 2400 square feet. The barn is detached. Detached structures on his property can't exceed 3000 square feet without an administrative permit. The proposed garage will be 950 feet and detached. His property is 14 acres on the top of the mountain. On the map, a setback of 21 feet is shown for the detached garage from the adjoining property line. The RMWD/RFD is saying that 30 feet is required. Mr. Aardema says that the setback will be 30 feet. Neighbors have signed off on the project.

MOTION: TO APPROVE THE SQUARE FOOTAGE OVERAGE FOR THE ADMINISTRATIVE PERMIT.

Upon motion made by George Boggs and seconded by Jeff Lachine, the Motion passed 6-0-0-0-4, with Carolyn Dorroh, Charlotte Hambly, Beverly Maes and Luauna Stines absent.

6. ZAP 02-029w1, 16850 Old Survey Rd., 10.08 Acres. Verizon Wireless Emergency Generator to Existing Wireless Telecom Facility. 3 feet, 2 inches wide by 7 feet 11 inches long by 59 inches Tall. To be Powered by Diesel Auxiliary

The applicant was not present and there were questions on the noise that may be generated from the diesel engine. Ms. Mansolf said it is her understanding the diesel generator will be within the project wall.

MOTION: TO TABLE UNTIL THE APPLICANT IS PRESENT TO ANSWER QUESTIONS.

Upon motion made by George Boggs and seconded by Vivian Osborn, the Motion passed 6-0-0-0-0-4, with Carolyn Dorroh, Charlotte Hambly, Beverly Maes and Luauna Stines absent.

7. AD08-048, Administrative Permit to Place an 8 Foot Fence Along 1/8<sup>th</sup> of the Property Line at 15316 Sky High Rd. Mounier, Owner

Dave Mounier presented the project. He and his wife have just completed building their dream house on Sky High Rd. Mr. Mounier presented photos of his view. The adjoining property has a burned out trailer on it and an abandoned satellite dish that is very large. He said the neighbor's dog was somewhat of a nuisance. Photos presented were recent. He built a fence for privacy and so he can't see into his neighbor's yard. With the fence he can still see the cell site on his neighbor's property. He is trying to get it permitted. It is 24 inches over what is allowed without an administrative permit (6 feet is allowed). All of the neighbors have signed off on the fence except the neighbor with the cell site.

MOTION: TO APPROVE THE 8 FOOT FENCE.

Upon motion made by George Boggs and seconded by Kristi Mansolf, the Motion passed 6-0-0-0-0-4, with Carolyn Dorroh, Charlotte Hambly, Beverly Maes and Luauna Stines absent.

8. TPM 21141 Leins TPM, 620 Haverford Rd. Subdivide a 19 Acre Parcel into 4 Parcels. Scenic Designator Applies. To be 1300 feet From Pine St.

Norm Kirk presented the project. The project is on land that is General Plan Designation Ag 19. The Leins have owned the property since 1968. There is an existing home on site and an existing outbuilding. The owners of the Christmas trees on site have been leasing the property. There is a 4 acre minimum lot size on the property. He met with the Design Review Board last month. He wasn't sure why this was necessary as he is over the 1,000 foot limit for being off the scenic highway. Twenty property owners have been notified of the permit application. There was a site distance issue on Haverford which is

being rectified by putting the access in the location as shown on the map. One possible goal is for the Christmas tree owner to buy the land. It is proposed for the project to be hooked up to the RMWD. Wells are shown on the project map. The project will be on septic.

MOTION: TO APPROVE.

Upon motion made by George Boggs and seconded by Vivian Osborn, the Motion passed 6-0-0-0-0-4, with Carolyn Dorroh, Charlotte Hambly, Beverly Maes and Luauna Stines absent.

9. POD 08-012, Tiered Winery Zoning Ordinance Amendment.  
Public Review Ends 11-7-08. Available online at:  
[http://www.sdcountry.ca.gov/dplu/ceqa\\_public\\_review.html](http://www.sdcountry.ca.gov/dplu/ceqa_public_review.html)

The County has sent out the Notice of Preparation of an EIR for Tiered Winery Zoning Ordinance Amendment. This is the opportunity to ask the County to include items not shown in the scope of work to be addressed by the project EIR.

Jeff Lachine said that he would like to have included in the EIR that if any boutique winery applicant is service by a private road easement, the applicant must have 100 percent property owner approval from each property owner served by that road.

MOTION: TO SEND COMMENTS.

Upon motion made by George Boggs and seconded by Vivian Osborn, the Motion passed 7-0-0-0-0-3, with Carolyn Dorroh, Charlotte Hambly, and Kareen Madden absent.

10. Corrections/Approval to the Minutes 8-25-08, 9-24-08 – Not Addressed
11. Adjournment

Respectfully submitted,

Kristi Mansolf